012.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	839,200 / 839,200
					USE VALUE:	839,200 / 839,200
					ASSESSED:	839,200 / 839,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		PUTNAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEARNEY MICHAEL J & NANCY E	
Owner 2:		
Owner 3:		
Street 1:	29 PUTNAM RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Vinyl Exterior and 2001 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6430.000	318,200		521,000	839,200
Total Card	0.148	318,200		521,000	839,200
Total Parcel	0.148	318,200		521,000	839,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 419.44 | /Parcel: 419.44

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 012.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	318,200	0	6,430.	521,000	839,200		Year end	12/23/2021
2021	101	FV	307,400	0	6,430.	521,000	828,400		Year End Roll	12/10/2020
2020	101	FV	307,400	0	6,430.	521,000	828,400	828,400	Year End Roll	12/18/2019
2019	101	FV	241,700	0	6,430.	674,200	915,900	915,900	Year End Roll	1/3/2019
2018	101	FV	241,700	0	6,430.	429,000	670,700	670,700	Year End Roll	12/20/2017
2017	101	FV	241,700	0	6,430.	392,300	634,000	634,000	Year End Roll	1/3/2017
2016	101	FV	241,700	0	6,430.	318,700	560,400	560,400	Year End	1/4/2016
2015	101	FV	226,800	0	6,430.	318,700	545,500	545,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1215

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	797-37		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2019	503	Insulate	1,800	C				
9/25/2008	1183	New Wind	3,000	C				
4/29/1996	149		30,000					16X22 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2017	MEAS&NOTICE	BS	Barbara S
5/6/2009	Entry Denied	372	PATRIOT
9/27/1999	Mailer Sent		
9/27/1999	Measured	263	PATRIOT
8/27/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

9733

GIS Ref

GIS Ref

Insp Date

11/09/17

!1215!

PRINT

Date	Time
12/29/21	19:41:59

LAST REV

Date	Time
09/03/19	10:37:45

danam

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	9733
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6430		Sq. Ft.	Site		0	85.	0.95	2									520,966						521,000	

Total AC/HA:	0.14761	Total SF/SM:	6430	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	520,966	Spl Credit		Total:	521,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.17480314
Const Adj.:	0.99989998
Adj $ / SQ:	129.215
Other Features:	94952
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390956
Depreciation:	72718
Depreciated Total:	318238

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

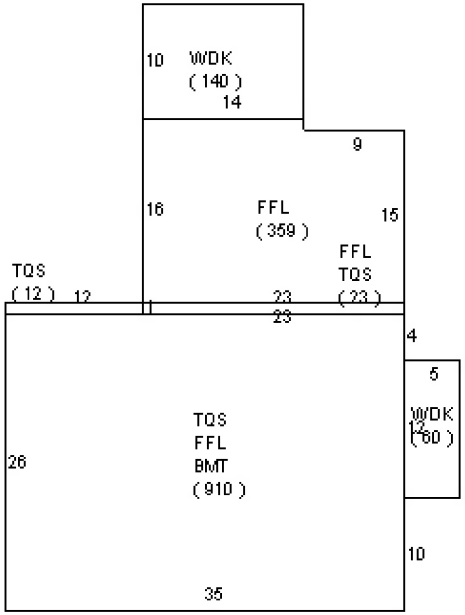
No Unit	RMS	BRS	FL
1	10	3	
Totals			
1	10	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	129.22
Special Features:	0	Val/Su Net:	102.28
Final Total:	318200	Val/Su SzAd	159.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,292	129.220	166,946
BMT	Basement	910	38.760	35,276
TQS	3/4 Story	709	129.220	91,581
WDK	Deck	200	11.000	2,200

Net Sketched Area:	3,111		Total:	296,003	
Size Ad	2000.75	Gross Area	3347	FinArea	2001

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 012.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc